



Notice of Complete Committee of Adjustment Application and Public Meeting

Meeting Date:	May 21, 2026
Time:	6:00 PM
Location:	County of Brant Council Chambers, 7 Broadway St W, Paris or Online at brant.ca/live

Details of Application:

Application Type:	Minor Variance
Application No:	A4-26-RF
Location:	219 DUNDAS STREET W
Applicant:	Matt Grahlman
Owner:	Matt Grahlman & Allison Cassidy

This application proposes: to seek relief from Zoning By-law 61-16 to permit a maximum total lot coverage of 49% for all structures, whereas 40% is permitted. The increase in lot coverage is primarily due to a proposed new accessory structure (deck).

Planner: Afsoon Veshkini, Planner, 519-442-7268 Ext. 3014, afsoon.veshkini@brant.ca

To view the application and supporting documents, please contact the Planning Department, 66 Grand River Street North, Paris, Ontario, N3L 2M2 or by email to the Planner noted above.

What is the Purpose of this Meeting?

Pursuant to Section 45 & Section 53 of the Planning Act, Notice is hereby given that County of Brant has received a "Complete Application" for the proposal described above in accordance with the Planning Act.

- A Public Meeting, as required by the Planning Act, will be held by the Committee of Adjustment to provide information and receive public comments on the application outlined above. Based on all the facts presented, the Committee of Adjustment will make a decision on those matters for which they are responsible.

How To Get Involved?

The Committee of Adjustment will review the application, and any other material received in order to make an informed decision on the application.

Written Submissions

- Written submissions must be made to the Planning Division one week prior to the meeting to allow your comments / concerns to be distributed to the members of the Committee of Adjustment.
- Any comments received after the agenda is posted, will be presented to the Committee on the evening of the meeting.

In-person / Virtual Presentations

- Any person may attend the public meeting and make a verbal presentation.
- You can attend in-person, watch virtually at brant.ca/live or participate virtually. If you wish to participate virtually, please contact the Planning Department.

Where do I send written submissions?

To submit written feedback, please send to the Secretary Treasurer, Committee of Adjustment, 66 Grand River Street North, Paris, Ontario, N3L 2M2 or by email at nicole.campbell@brant.ca
Office hours are Monday to Friday, 8:30 am – 4:30 pm
519.44BRANT (519.442.7268) or toll-free 1.855.44BRANT

How can we find out the Decision?

If you wish to be notified of the Decision of the Committee of Adjustment in respect to the proposal, you must make a written request to location/ contact noted above.

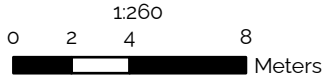
Who can appeal a Decision?

The applicant, the Minister or a specified person or public body as per the Planning Act may appeal in respect of applications for Consent or Minor Variance to the Ontario Land Tribunal (OLT). To learn more about your appeal rights, visit brant.ca/planningapplications

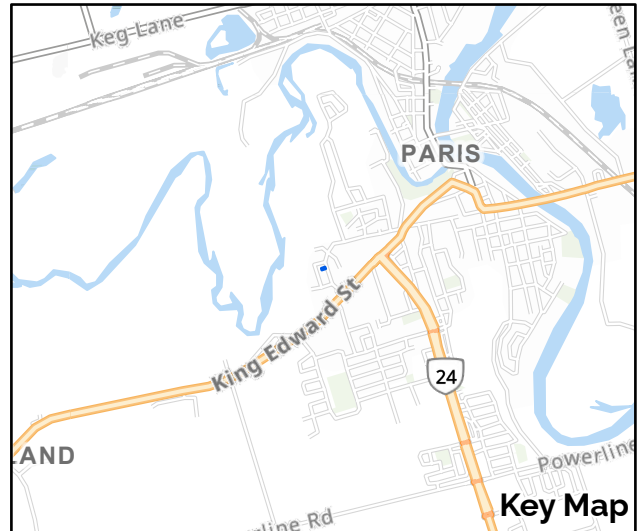
** Note: Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), The Corporation of the County of Brant wishes to inform the public that all information including opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record. This information may be posted on the County's website and/or made available to the public upon request.*

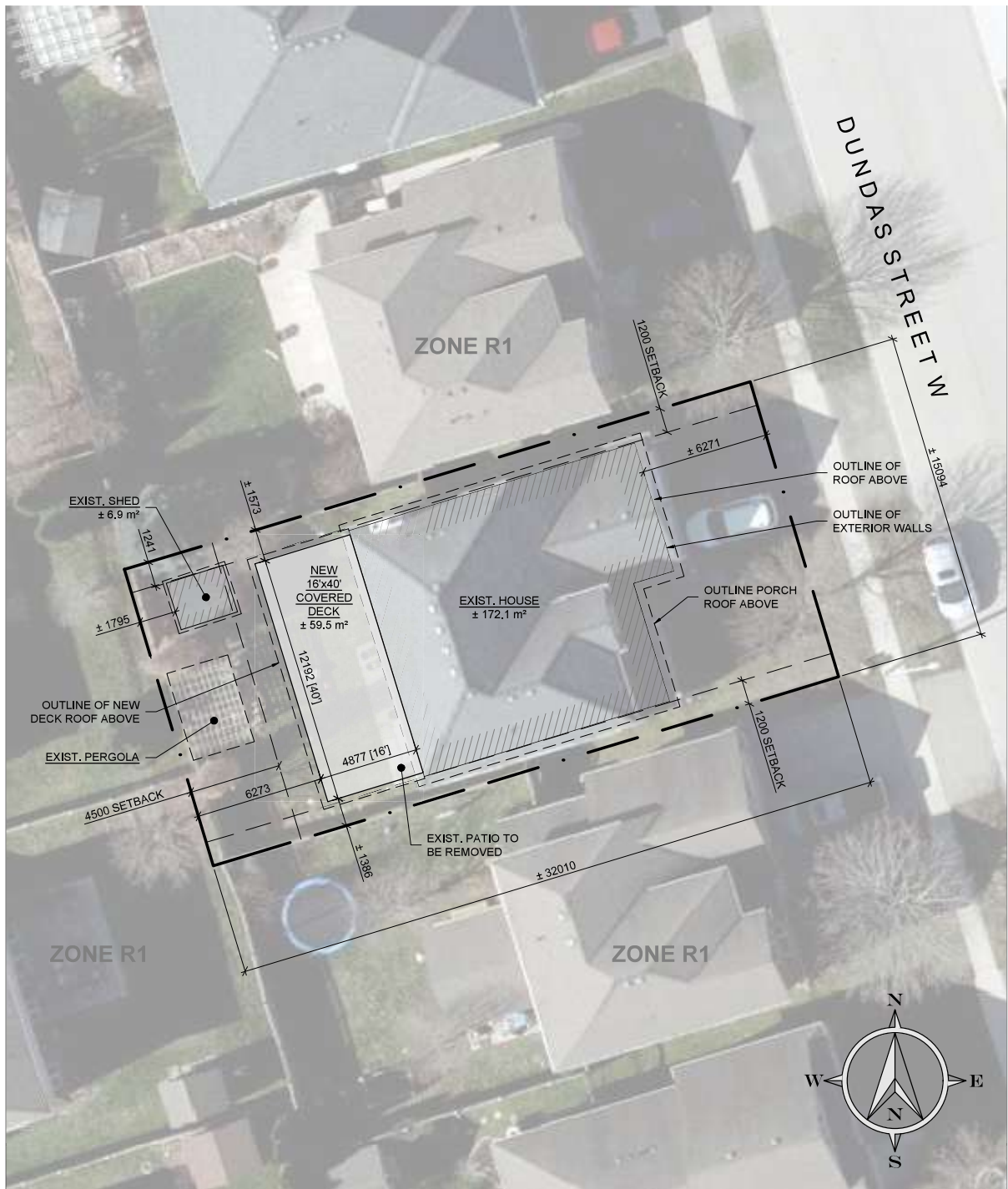
MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
A4-26-RF

213 Dundas Street West
County of Brant
Ontario



Date Printed: 2026-04-23





SITE PLAN

1:200

LOT COVERAGE	
LOT AREA	= ± 480.0 m ²
EXISTING HOUSE	= ± 172.1 m ²
EXISTING SHED	= ± 6.9 m ²
NEW 16'x40' DECK	= ± 59.5 m ²
LOT COVERAGE (TOTAL)	= ± 49.7% (MAX. 40%)
LOT COVERAGE (ACCESSORY ONLY)	= ± 13.8% (MAX. 15%)
PROPOSED LOT COVERAGE (49.7%) EXCEEDS MAXIMUM COVERAGE PERMITTED, MINOR VARIANCE REQUIRED	

NEW DECK ZONING COMPLIANCE - URBAN RESIDENTIAL (R1)		
	REQUIRED	PROPOSED
SIDE YARD SETBACK	MIN. 1.2 m FOR HOUSE; MIN. 0.6 m PERMITTED AS PER 4.44.1 FOR COVERED PLATFORM STRUCTURE	NORTH: ±1.5 m, SOUTH: ± 1.3
REAR YARD SETBACK	MIN. 6.0 m FOR HOUSE; MIN. 4.5 m PERMITTED AS PER 4.44.1 FOR COVERED PLATFORM STRUCTURE	± 6.3 m
BUILDING HEIGHT	MAX. 4.5 m	± 4.2 m (GRADE TO T/O DECK ROOF)



826 King Street North, Unit 20
Waterloo, Ontario, N2J 4G8
www.witzeldyce.com

PROJECT
COVERED DECK
219 DUNDAS ST. W. PARIS, ON

DRAWING

SITE PLAN

PROJECT NO.
18194-100

DATE
APRIL 2026

SCALE
AS NOTED

DRAWING NO.

SK2